

# Board of Adjustment



## *Agenda*

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR  
GARRET MCCRAY  
LINDA SULLIVAN

SCOTT THOMAS  
GREG HITCHENS  
TERRY WORCESTER

December 9, 2008  
City Council Chambers, Lower Level  
57 East First Street

### **4:30 p.m. STUDY SESSION**

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:
  - 1. General Discussion of Zoning Code Update
  - 2. Planning Division Reorganization

### **5:30 p.m. PUBLIC HEARING**

- A. CONSIDER MINUTES FROM THE NOVEMBER 12, 2008 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (\*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
  - \*1. BA08-060      1560 South Gilbert Road (Council District 4) – Requesting: 1) a Substantial Conformance Permit (SCIP); and 2) modification of a Special Use Permit; both in conjunction with an addition to an automobile service station and carwash in the C-2 zoning district. ***Continued from the November 12, 2008 hearing.***

Staff Planner: Brandice Elliott

Staff recommendation: Approval with conditions

- \*2. BA08-063 710 South Extension (Council District 4) – Requesting a Special Use Permit (SUP) to allow a commercial communication tower that exceeds the maximum height permitted in the PF zoning district.

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

- \*3. BA08-064 637 South Stapley Drive (Council District 4) – Requesting a Development Incentive Permit (DIP) to allow development of a multiple residence in the R-2 zoning district.

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions

- \*4. BA08-065 1342 West Emerald Avenue (Council District 3) – Requesting a Minor Modification of a Planned Area Development Overlay to allow the construction of patio covers in conjunction with a condominium development in the R-2-PAD zoning district.

Staff Planner: Brandice Elliott

Staff recommendation: Approval with conditions

- \*5. BA08-066 2631 North Hogan Avenue (Council District 6) – Requesting a Minor Modification of a Planned Area Development Overlay to allow roof coverage that exceeds the maximum permitted in the R1-7-PAD-AS zoning district.

Staff Planner: Jeffrey McVay

Staff recommendation: Approval with conditions

D. ITEMS FROM CITIZENS PRESENT.